

058.0

0002

0007.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

835,900 /

835,900

USE VALUE:

835,900 /

835,900

ASSESSED:

835,900 /

835,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		BOW ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MISERLIS STEPHANIE	
Owner 2:	
Owner 3:	

Street 1: 63 BOW ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: CARVALHO KATHERINE M -
Owner 2: SILVA MARIE -
Street 1: 63 BOW ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION			
This parcel contains 4,240 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1940, having primarily Wood Shingle Exterior and 1904 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.			

OTHER ASSESSMENTS							
Code	Descrip/No	Amount	Com. Int				

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
		Census:		Exempt			
		Flood Haz:					
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)							
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor
104	Two Family		4240		Sq. Ft.	Site	
					0	70.	1.29 6

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4240.000	452,900		383,000	835,900		38220
							GIS Ref
							GIS Ref
							Insp Date
							08/28/18

PREVIOUS ASSESSMENT								Parcel ID	058.0-0002-0007.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	452,900	0	4,240.	383,000	835,900	835,900	Year End Roll	12/18/2019
2019	104	FV	339,900	0	4,240.	377,600	717,500	717,500	Year End Roll	1/3/2019
2018	104	FV	339,900	0	4,240.	290,000	629,900	629,900	Year End Roll	12/20/2017
2017	104	FV	319,200	0	4,240.	273,600	592,800	592,800	Year End Roll	1/3/2017
2016	104	FV	319,200	0	4,240.	251,700	570,900	570,900	Year End	1/4/2016
2015	104	FV	285,200	0	4,240.	235,300	520,500	520,500	Year End Roll	12/11/2014
2014	104	FV	285,200	0	4,240.	216,700	501,900	501,900	Year End Roll	12/16/2013
2013	104	FV	296,400	0	4,240.	216,700	513,100	513,100		12/13/2012

SALES INFORMATION								TAX DISTRICT	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
CARVALHO KATHER	50029-259		8/30/2007		499,900	No	No			
CARVALHO KATHER	48838-485		1/16/2007	Family		1	No	No		
CANTELLI AUGUST	48838-482		1/16/2007	Family		1	No	No		
CANTELLI AUGUST	30325-118		6/22/1999	Family		1	No	No		
	9447-424		1/1/1901			No	No	N		

BUILDING PERMITS								ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By
10/28/2010	2216	New Wind	3,933					REPL PORCH WINDOWS	9/12/2018	Info By Phon	MM Mary M
10/13/2010	2127	Porch	3,049					RENO PORCH	8/28/2018	MEAS&NOTICE	BS Barbara S
9/14/2010	2009	Manual	3,446					CLOSE IN WINDOW	2/27/2009	Entry Denied	372 PATRIOT
8/7/2008	891	New Wind	6,100						12/4/2008	MLS	MM Mary M
5/28/2003	403	Re-Roof	11,320						1/8/2000	Mailer Sent	
									1/8/2000	Meas/Inspect	277 PATRIOT
									7/27/1993		TH

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																											
Type: 13 - Multi-Garden	2	Rating: Good																																																																																																					
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																																																																																																		
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																																																																																																		
Foundation: 1 - Concrete				A 3QBth:	Rating:																																																																																																		
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																																		
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																																		
Sec Wall:	%			OthrFix:	Rating:																																																																																																		
Roof Struct: 1 - Gable																																																																																																							
Roof Cover: 1 - Asphalt Shgl																																																																																																							
Color: WHITE																																																																																																							
View / Desir:																																																																																																							
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																																																																																															
Grade: C - Average				Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 2																																																																																													
Year Blt: 1940	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																														
Alt LUC:	Alt %:			Fpl:	Rating:			Other																																																																																															
Jurisdct: G12	Fact: .			WSFlue:	Rating:			Upper																																																																																															
Const Mod:								Lvl 2																																																																																															
Lump Sum Adj:								Lvl 1																																																																																															
INTERIOR INFORMATION				CONDOS INFORMATION				Lower																																																																																															
Avg Ht/FL: STD				Location:				Totals	RMs: 10	BRs: 4	Baths: 2	HB																																																																																											
Prim Int Wall: 2 - Plaster				Total Units:																																																																																																			
Sec Int Wall:	%			Floor:																																																																																																			
Partition: T - Typical				% Own:																																																																																																			
Prim Floors: 3 - Hardwood				Name:																																																																																																			
Sec Floors:	%																																																																																																						
Bsmnt Flr: 12 - Concrete																																																																																																							
Subfloor:																																																																																																							
Bsmnt Gar: 1																																																																																																							
Electric: 3 - Typical																																																																																																							
Insulation: 2 - Typical																																																																																																							
Int vs Ext: S																																																																																																							
Heat Fuel: 1 - Oil																																																																																																							
Heat Type: 5 - Steam																																																																																																							
# Heat Sys: 2																																																																																																							
% Heated: 100	% AC:																																																																																																						
Solar HW: NO	Central Vac: NO																																																																																																						
% Com Wall	% Sprinkled:																																																																																																						
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																											
SPEC FEATURES/YARD ITEMS																																																																																																							
PARCEL ID 058.0-0002-0007.B																																																																																																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																						
More: N	Total Yard Items:				Total Special Features:				Total:																																																																																														
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